



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

MEMORANDUM

Date: January 12, 2016
To: Robert Best, Chairman, & Members, Planning Board
From: Jillian M. Harris, AICP, Planning & Zoning Administrator
Subject: **Brett W. Vaughn for the Brett W. Vaughn Revocable Trust (owner) and Allison Jenkins (owner)** – Conceptual discussion of a 17-lot cluster subdivision on 2 lots in the R-1 (Residential) District located at 123 Wilson Hill Road and South Grater Road. Tax Map 4A, Lot 023 and Tax Map 5A, Lot 001.

Background:

The subject properties comprise approximately 74.5 acres located at 123 Wilson Hill Road and South Grater Road in the R-1 (Residential) District. The applicant was before the Board in May 2015 for a preliminary discussion on a conventional 12-lot subdivision and again in December 2015 for a preliminary discussion on a 17-lot cluster subdivision (see attached).

The applicant is back before the board currently for another conceptual discussion on the 17-lot Cluster Subdivision presented in December 2015 for this same parcel. According to the applicant's narrative, in an attempt to satisfy the questions raised at the December meeting they have consulted professionals in the industry and would like to discuss a proposal with the Board which they believe addresses the two primary questions raised. Their understanding is that there are two main questions the Board is looking for them to address regarding water supply, the first being adequate water supply and the second being potential impacts to abutting properties.

This proposal will require Zoning Board of Adjustment relief for a Cluster Subdivision in the R-1 (Residential, by map) District (Section 3.08.2) and a Cluster Subdivision serviced by private septic and wells (Section 3.08.8).

The owner's existing house appears to remain on a 5.09 acre parcel and the proposed lots are surrounded by other residential property. The applicant included in their December submission "A Desktop Assessment of Geology and Hydrogeology for the Brett Vaughn Subdivision," produced by Hydrosources Associates, Inc. (see attached). The cluster subdivision concept plan is unchanged since the last submission and there were no new materials included with the submission, excluding the narrative dated December 28, 2015.

Discussion Topics:

In addition to the topic of water supply, the Board may wish to ask the applicant about any waiver requests they are considering. If the cul-de-sac is longer than 1,200 feet, a waiver would be necessary from Section 4.12(c) of the Subdivision Regulations. Other items for the Board to consider are grading, sloping, sight distances, landscaped perimeter buffer, etc. which at this stage would be too early for Staff to fully review. In addition, the Merrimack Conservation Commission and the Fire and Assessing Departments have provided preliminary comments for the Board to consider at this stage (see attached). Staff reminds the Board that it cannot take final action on any

waiver requests deemed necessary until a formal application is submitted to the Board at a future meeting. The applicant should be made aware that all final map/lot numbers for the proposed lots along with the name of the cul-de-sac will need to be approved by the Fire Department and Assessing Department.

Ec: Brett Vaughn, Owner
Chad Branon, Engineer/Applicant
Carol Miner and Fred Kelley, Building Department
Kyle Fox, Deputy Director of Public Works/Town Engineer
John Manuele, Captain, Merrimack Fire Department
Loren Martin, Assessing Department

Cc: Planning Board File
Correspondence